



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

December 16, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**APPROVE THE CONSTRUCTION OF A NEW PARKING FACILITY AT THE  
NATURAL HISTORY MUSEUM; APPROVE AMENDMENT TO LEASE AND LEASE-  
BACK AGREEMENT WITH THE NATURAL HISTORY MUSEUM FOUNDATION  
(SECOND DISTRICT) (3 VOTES)**

## **SUBJECT**

Amendment to the Lease and Lease-Back Agreement between the County and the Los Angeles County Museum of Natural History Foundation to allow the Natural History Museum Foundation to proceed with the construction of a new parking facility to replace the existing surface lots within the site of the Natural History Museum in Exposition Park.

## **IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find the proposed project is exempt from the California Environmental Quality Act, for the reasons stated in this letter and in the record of the Project.
2. Approve the construction of a new parking facility to replace the existing surface lots and related work at the Natural History Museum as more fully described below.
3. Approve an amendment to the Lease and Lease-Back Agreement between the County and the Natural History Museum Foundation to expand the definition of the Optional Construction to include improvements on the exterior of the Museum Facilities, including the new parking facility.

Board of Supervisors  
GLORIA MOLINA  
First District

MARK RIDLEY-THOMAS  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

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### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Natural History Museum Foundation (Foundation) to proceed with the replacement of the existing surface lots with a new parking facility at the Natural History Museum (Museum).

The Museum currently has on-site parking for its visitors, volunteers, and employees located in two adjacent surface parking lots, the east parking lot accessed on Exposition Boulevard and the west parking lot accessed on Menlo Drive. The proposed project will eliminate the east parking lot and replace its parking spaces and those of the west parking lot with a two-level, partially underground parking facility that will provide the same number of parking spaces as are currently onsite, to be located approximately on the site of the current west parking lot. The new constructed parking facility will include one below-grade level and one at-grade level of parking and will be landscaped to complement the existing landscaping in Exposition Park. In addition, a new main loading ramp will be constructed adjacent to the new parking facility in order to allow for more secure and efficient on-site automobile and truck access to the Museum.

The site of the current east parking lot will be landscaped pending plans for additional visitor-serving and programming amenities, which will require separate approval by your Board. The Foundation anticipates that the proposed project will be completed by Summer 2011.

Pursuant to a 2006 Lease and Lease-Back Agreement with the County, the Foundation is managing and funding the construction of other improvements at the Museum, including the seismic upgrade and gallery improvements to the original 1913 Building and the life safety and seismic upgrade to the Museum's 1920's Buildings. This action will amend the Lease and Lease-Back Agreement to extend the Foundation's authority to manage and fund Museum construction to include the new parking facility project.

### **Implementation of Strategic Plan Goals**

The recommended action is consistent with County Strategic Plan Goals of Service Excellence (Goal 1) and Fiscal Responsibility (Goal 4). The Foundation will deliver to the County a more efficient parking facility and restore another parking lot to a landscaped area, while planning for additional visitor-serving and programming improvements.

### **FISCAL IMPACT/FINANCING**

The New Parking Facility Project is estimated to cost \$11,000,000, funded by County contributions of \$5 million that were approved by your Board in September 2006 and June 2008, for a total of \$10 million and the balance to be provided by the Foundation.

The Foundation will be responsible for any cost overruns related to the proposed project. In no event, will the County be required to provide additional funding for the project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As with the 1913 Building and 1920's Buildings projects, the Lease and Lease-Back Agreement requires that the Foundation provide all required funding, including applying to project costs grants from the County that may be used for this purpose. Upon completion of the project, the improvements will become County property, but the Foundation will continue to operate the parking facility.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA). The project, to consolidate the Museum's on-site parking and reuse some of the existing parking site for landscaping and other purposes is within classes of projects that have been determined by the State Office of Planning and Research not to have a significant effect on the environment because it meets the criteria set forth in Sections 15311, 15301, 15302, 15303, and 15304 of the State CEQA Guidelines, as well as the parallel provisions in Classes 11, 1, 2, 3 and 4 of the County's Environmental Document Reporting Procedures and Guidelines Appendix G. These classes apply to the construction, conversion or replacement of appurtenant small parking lots and landscaping, including the construction of new and replacement structures of the same capacity on the same site to serve existing public facilities, minor alterations to land, including new landscaping not involving removal of mature trees, and minor alteration of existing public facilities with no expansion of use. The proposed reduction in surface parking adjacent to the Museum buildings will not cause a substantial adverse change in the significance of the historic elements of those structures.

In addition, the project is not in a sensitive environment, and there are no cumulative impacts of successive projects of the same type in the same place, or unusual circumstances, or other limiting factors which would make these exemptions inapplicable based upon the project records.

Implementation of this project does not compel the implementation of any possible future projects currently being considered. While planning is proceeding on possible future projects, the scope and definition of those projects has not yet been determined, adequate funding has not yet been secured, and any such projects will be subject to separate future CEQA review.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

During construction, parking for visitors and staff will not be available on site, but will continue to be available immediately across Menlo Drive from the Museum. Also, construction will limit pedestrian access to the Museum's north entrance, but access to the Museum's south entrance, including ADA access will be unaffected. Upon completion of the project, both parking and pedestrian access will be improved and made more attractive.

**CONCLUSION**

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division. Also, please return two originals of executed Amendment 1 to the Lease and Lease-Back Agreement and a certified copy of the Minute Order to each of the County Museum of Natural History Department and the Los Angeles County Museum of Natural History Foundation.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DL:JSE  
DJT:HC:zu

Attachment

c: County Counsel  
Los Angeles County Natural History Museum  
Los Angeles County Natural History Museum Foundation

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**Amendment Number 1 to the Lease and Lease-back Agreement  
For the Provision of Improvements to the Natural History Museum**

This Amendment Number 1 ("Amendment 1") is entered into this \_\_\_\_\_ day of December, 2008 to the Lease and Lease-back Agreement For the Provision of Improvements to the Natural History Museum ("Agreement") dated the 26th day of September 2006

BY AND BETWEEN

COUNTY OF LOS ANGELES,  
a body corporate and politic, hereinafter  
referred to as  
"County",

AND

LOS ANGELES COUNTY MUSEUM  
OF NATURAL HISTORY  
FOUNDATION, a  
California non-profit public benefit  
corporation,  
hereinafter referred to as the  
"Foundation",

WITNESSETH:

WHEREAS, the County and the Foundation entered into the Agreement to facilitate the funding and development of certain improvements to the Museum Facilities (as defined in the Agreement), including the Optional Construction (as defined in the Agreement); and

WHEREAS, the County and Foundation now wish to expand the definition of the Optional Construction to include improvements on the exterior of the Museum Facilities as defined in the this Amendment 1.

NOW THEREFORE, the Agreement is hereby amended as follows:

1. Exhibit A-2 "The Lease and Leaseback Premises"

Exhibit A-2 to the Agreement depicting the Lease and Lease-back Premises is hereby replaced with Replacement Exhibit A-2 attached to this Amendment 1.

2. Definition of "Museum Facilities"

The definition of "Museum Facilities" is hereby amended to read as follows: "The buildings and grounds of the Natural History Museum in Exposition Park."

3. Definition of "Optional Construction"

The definition of "Optional Construction" is hereby amended to also include the following work to consolidate existing surface parking lots into a smaller area by constructing some subsurface parking, with no expansion of the number of existing on-site fixed parking spaces, and with the resulting creation of landscaped grounds for uses consistent with museum and park purposes:

- a. the construction of a replacement, two-level parking structure, including both surface level and sub-surface parking, and an enhanced freight loading area to be located generally in the location of the Museum's current "west parking lot" that will provide approximately 221 fixed parking spaces (the same number as currently existing in the Museum's current "west parking lot" and "east parking lot") and that will be accessed via Menlo Drive in approximately the current locations of access of the current "west lot."
- b. the resulting creation of approximately one acre of landscaped grounds from the abandonment of the current "east parking lot" from parking, with the site of the current "east parking lot" to be landscaped as an interim measure while future possible but as-yet-undetermined Museum visitor-serving and programming facilities, consistent with park and museum purposes, and with the setting of this open space area are planned.

#### 4. County Approval

Prior to the adoption of any County plan for construction of any of the possible future facilities referenced in Paragraph 3.b, above, other than interim landscaping, the Foundation will obtain the separate approval of the County.

#### 5. Agreement Otherwise Not Modified

Except as amended by this Amendment 1, the Agreement remains unmodified, in full force and effect.

IN WITNESS WHEREOF, the Foundation has executed this Amendment 1 to the Lease and Lease-back Agreement for the Provision of Improvements to the Natural History Museum, or caused it to be duly executed, and the County of Los Angeles, by order of its Board of Supervisors, has caused this Agreement to be executed on its behalf by the Chair of said Board on the date and year first above written.

ATTEST:

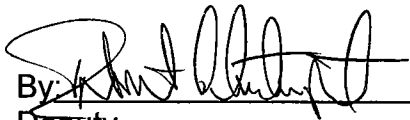
Sachi A. Hamai,  
Executive Officer-Clerk  
of the Board of Supervisors

By \_\_\_\_\_  
Deputy


COUNTY  
County of Los Angeles

By \_\_\_\_\_  
Chairman, Board of Supervisors

APPROVED AS TO FORM:  
RAYMOND G. FORTNER, JR.  
County Counsel

By:  \_\_\_\_\_  
Deputy

FOUNDATION  
Los Angeles County Museum of  
of Natural History Foundation

By:  VP & General Counsel for  
Dr. Jane G. Pisano,  
President

By:  \_\_\_\_\_  
Paul Haag  
President, Board of Trustees

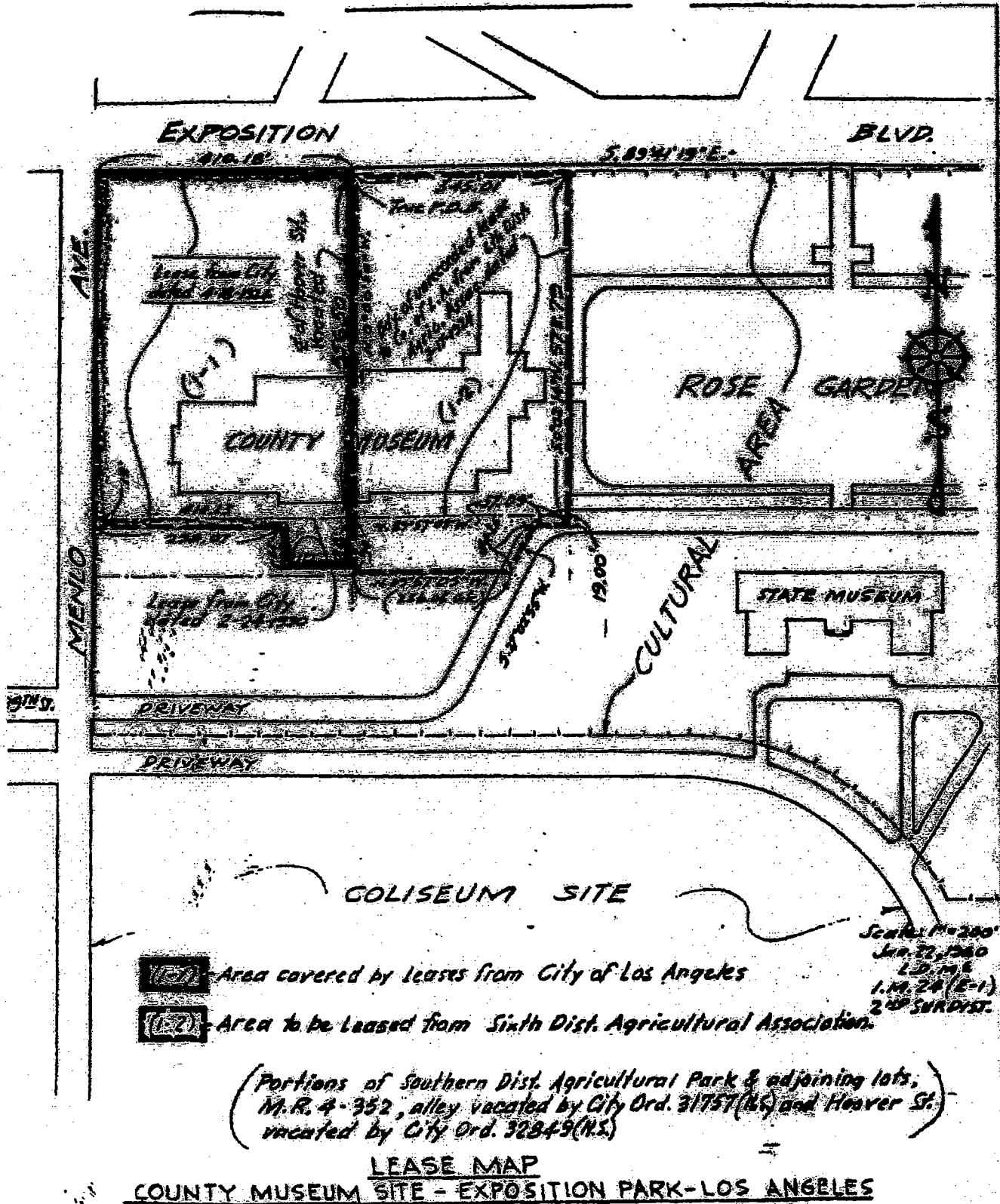
REVISED EXHIBIT A-2

[To depict entire Exposition Park NHM site]



REVISED EXHIBIT A-2

ENTIRE GROUND LEASED FOOTPRINT IS ALSO LEASE & LEASE-BACK PREMISES



COUNTY OF LOS ANGELES DEPARTMENT OF REAL ESTATE MANAGEMENT